| 145.0 | 0004 | 0012.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 883,800 / 883,800 |
| | | | | | USE VALUE: | 883,800 / 883,800 |
| | | | | | ASSESSED: | 883,800 / 883,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 188 | | NEWPORT ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | DAVIS JULIE L |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 188 NEWPORT STREET |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | DAVIS JULIE L/KEVIN - |
| Owner 2: | - |
| Street 1: | 188 NEWPORT STREET |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Clapboard Exterior and 1662 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7220.000 | 373,400 | 1,100 | 509,300 | 883,800 |
| Total Card | 0.166 | 373,400 | 1,100 | 509,300 | 883,800 |
| Total Parcel | 0.166 | 373,400 | 1,100 | 509,300 | 883,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 531.77 | /Parcel: 531.77

**Legal Description**

| Entered Lot Size | |
|---|---|
| Total Land: | |
| Land Unit Type: | |

| | |
|---|---|
| User Acct | 95097 |
| GIS Ref | |
| GIS Ref | |
| Insp Date | 12/16/17 |

!11338!

## PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0012.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 373,400 | 1100 | 7,220. | 509,300 | 883,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 362,800 | 1100 | 7,220. | 509,300 | 873,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 362,900 | 1100 | 7,220. | 509,300 | 873,300 | 873,300 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 270,900 | 1100 | 7,220. | 477,500 | 749,500 | 749,500 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 268,400 | 0 | 7,220. | 394,700 | 663,100 | 663,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 268,400 | 0 | 7,220. | 362,900 | 631,300 | 631,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 268,400 | 0 | 7,220. | 331,000 | 599,400 | 599,400 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 253,900 | 0 | 7,220. | 324,700 | 578,600 | 578,600 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 12:20:52 |

## LAST REV

| Date | Time |
|---|---|
| 03/23/18 | 10:13:10 |
| apro | |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11338

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| DAVIS JULIE L/ | 52125-468 | | 1/26/2009 | Family | 1 | No | No | | |
| WYLIE BRENDA | 43462-267 | | 8/5/2004 | | 540,000 | No | No | | |
| SCHATZ DAVID R/ | 29572-116 | | 6/11/2001 | | 369,300 | No | No | | |
| SCHATZ LEONARD | 29572-116 | | 12/23/1998 | Family | 99 | No | No | | A |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/14/2010 | 664 | Addition | 174,000 | | | | | 16X21 GAR W/ MASTE |
| 5/26/2010 | 513 | Foundati | 15,000 | | | | | |
| 5/27/2003 | 395 | Re-Roof | 7,000 | | | | | |
| 10/12/2001 | 746 | Porch | 8,430 | C | | | | REBUILD PORCH |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 12/16/2017 | MEAS&NOTICE | HS | Hanne S |
| 3/6/2012 | Info Fm Prmt | BR | B Rossignol |
| 1/30/2009 | Measured | 336 | PATRIOT |
| 11/19/2008 | Meas/Inspect | 355 | PATRIOT |
| 12/6/2004 | MLS | MM | Mary M |
| 9/12/2001 | MLS | MM | Mary M |
| 9/29/1999 | Meas/Inspect | 197 | PATRIOT |
| 1/1/1982 | | CS | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

Patriot Properties Inc.

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 95097 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7220 | | Sq. Ft. | Site | | 0 | 80. | 0.88 | 9 | | | | | | | | | 509,281 | | | | | | 509,300 | |

| Total AC/HA: | 0.16575 | Total SF/SM: | 7220 | Parcel LUC: | 101 | One Family | Prime NB Desc | Brackett | Total: | 509,281 | Spl Credit | | Total: | 509,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | 1 - Wood Shingl | 40 | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | GRAY | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1927 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Good |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GV - Good-VG | 10. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 10.8 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 135.00 |
| Size Adj.: | 1.28176892 |
| Const Adj.: | 0.98980200 |
| Adj $ / SQ: | 171.274 |
| Other Features: | 83084 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 418630 |
| Depreciation: | 45212 |
| Depreciated Total: | 373418 |

## COMMENTS

PDAS.

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 7 | BRs: | 3 | Baths: | 1 | HB | 1 | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

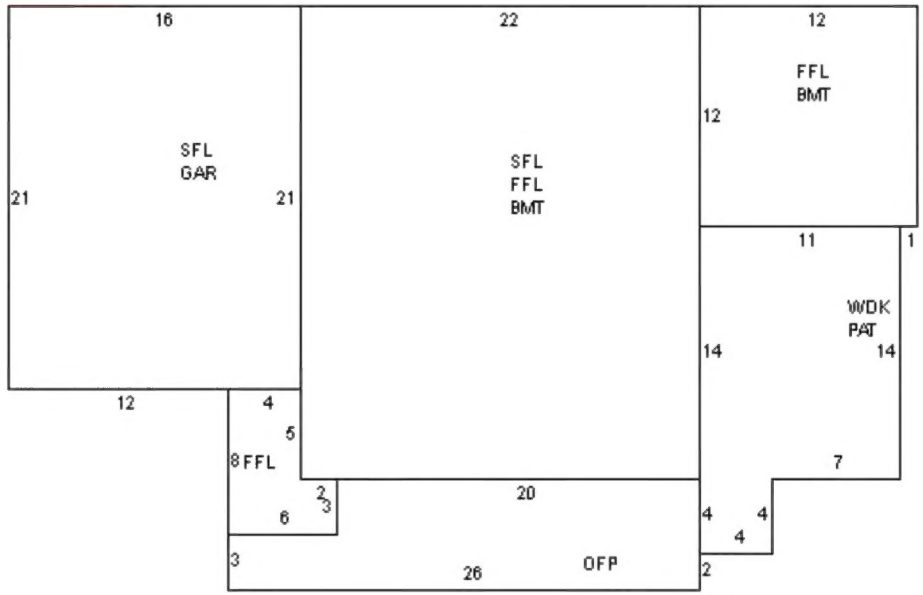
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 7 | 3 | |
| Totals | | | |
| 1 | 7 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 171.27 |
| Special Features: | 0 | Val/Su Net: | 116.98 |
| Final Total: | 373400 | Val/Su SzAd | 224.67 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 908 | 171.270 | 155,517 |
| FFL | First Floor | 754 | 171.270 | 129,141 |
| BMT | Basement | 716 | 51.380 | 36,790 |
| GAR | Garage | 336 | 22.210 | 7,463 |
| PAT | Patio | 170 | 4.410 | 750 |
| WDK | Deck | 170 | 11.760 | 1,999 |
| OFP | Open Porch | 138 | 28.170 | 3,887 |
| | Net Sketched Area: | 3,192 | Total: | 335,547 |
| Size Ad | 1662 | Gross Area | 3192 | FinArea 1662 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

145.0-0004-0012.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 19 | Patio | D | Y | 1 | 17X20 | A | AV | 2010 | 3.35 | T | 7.2 | 101 | | | 1,100 | | | 1,100 |

| More: | N | Total Yard Items: | 1,100 | Total Special Featues: | | Total: | 1,100 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc